

EXHIBIT 2

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Real Property Division
Department of General Services

CAMPO/LAKE MORENA PLANNING GROUP 1883 Marc Trail, Campo, CA. 91906

Date: June 16, 2008
To: Carl Harry, Sr. Real Property Agent
County Real Estate Services
From: Campo/Lake Morena Planning Group
Sub: Proposed Equestrian Facility on Camp Lockett

The Campo/Lake Morena Planning Group, by a vote of 6-0-3, supports the general concept of an Equestrian Facility on the Camp Lockett grounds for children and adults of the Mountain Empire area. We also support the local Campo Lake Morena Business Association's non-profit corporation entitled "The Camp Lockett Event and Equestrian Facility" to lease and operate the facility.

We have the following specific concerns and conditions upon which this support is based:

- **Facility Location.** The facility should be located in an area that best provides the needed space, suitable access, least interference with surrounding facilities and neighbors, best parking, least congestion and other important parameters noted below. Option one; an area near the old cavalry stables West of Sheridan Road (about 7 acres open here) was not chosen. Option two; an area of about 40 acres South of the County Juvenile Facility on Forrest Gate Road was chosen as the better location.
- **Event Size.** The maximum size on any special event, in terms of attendees, should not exceed 4000 with only 3 of these special events occurring each year. The average size of regular events should not exceed 350.
- **Number of Events.** The number of events held per year should not exceed 30.
- **Type of Events.** The type of events would be; CLMBA Roundup, horse shows, ranch roping, bull riding, gymkhanas, timed games on horses, penning, historic theatrical events and various other ranch animal related activities. Sanctioned rodeos should not be permitted.
- **Facilities.** They should be designed for both kids and adults. They should reflect the local historic region and military cavalry past. There should be full disclosure of the plans as they progress at each stage to keep the public informed. There should be minimum grading involved in the development of the facility.

- **Management.** The operation should be managed exclusively as a non-profit for kids and adults in the Mountain Empire area for events related to ranching, historic reenactment, and military cavalry. The management group should include representatives of all the interested parties.
- **Food.** All food preparation and serving should be in support of or a part of the event.
- **Alcohol.** The San Diego County Guidelines will be followed at all times. Most events should be alcohol free.
- **Traffic.** The traffic generated by an event should be controlled and kept a reasonable distance from the neighbors. The routes should be short and designed for the least interference with normal local use of roads.
- **Parking.** There should be parking near the event suitable to meet the needs of the regular events and overflow parking at a more remote location with a shuttle or equivalent to handle the larger crowds of a special event.
- **Dust.** There should be an active effort to reduce dust with water, gravel roads and other effective methods. Paving should be kept to a minimum.
- **Noise.** The noise level at the boundary of the facility should not exceed San Diego County Standards. Amplified sound systems should be discouraged or have low volume and limited use.
- **Lighting.** There should be no special activity lighting, such as floodlights, and no nighttime events. There may be low angle safety lighting along roadways for safe entry and exit as needed.
- **Trails.** The facility should connect with local hiking and horse trails.
- **Water & Sewer.** Water and Sewer service could be secured from the local Campo Water and Sewer District for a public facility. Restrooms should be suitable for regular size events and porta-potties should be added for special events.
- **Oaks and Habitat.** The area has many oak trees. The habitat should be protected; live trees not cut or encroached upon.
- **Perimeter Fencing.** Limit the fencing to protect the immediate facilities and allow public access to the parking lots, arenas and trailhead parking.
- **Screening with Native Trees and/or Vegetation.** There should be screening to meet the reasonable needs of the neighbors.

- **Sanitation.** There should be a full clean up after each event of all human and animal waste of all types. There should be nothing left to attract flies and other vermin.
- **Camping.** This facility should not include camping hook-ups, only temporary dry camping in support of the immediate event or trailhead use.
- **Trailhead Parking.** This facility should provide short-term trailhead parking space for individuals and groups utilizing local hiking and equestrian trails.
- **Motorized All Terrain Vehicles.** Except for the immediate use of ATV's for and by the event managers, no ATV's, motorized dirt bikes or similar vehicles should be used on the grounds.

Taking these things into consideration, such an Equestrian Facility can be a real asset to the community and area.

Sincerely,

CAMPO/LAKE MORENA PLANNING GROUP



Beverly Esry
Chairperson

CC: Supervisor Dianne Jacob
Patrick McDonough
Lynne Christenson
Dan Lawrence
Cliff Northcote